

December 1, 2009

The Union County Planning Board met in regular session on Tuesday, December 1, 2009, at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Kathy Broom, Mark DiBiasio, Patricia Freeman, Jeff Gerber, Scott Heslink, Jim King, Jim Thornton

ABSENT: John Darsey, Thomas Steffen

ALSO PRESENT: Richard Black, Lee Jenson

ITEM NUMBER ONE

Call to Order

Chairman King called the meeting to order at 7:00 p.m.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

There were no Additions or Deletions to the Agenda.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Mark DiBiasio and seconded by Jeff Gerber to approve the agenda. The vote was 5 to 0.

ITEM NUMBER FOUR

Approval of the August 24, 2009 work session & special meeting minutes
Approval of the September 28, 2009 work session & special meeting minutes

Motion was made by Mark DiBiasio and seconded by Patricia Freeman to approve the August 24, 2009 work session & special meeting minutes. The vote was 5 to 0.

Motion was made by Mark DiBiasio and seconded by Patricia Freeman to approve the September 28, 2009 work session & special meeting minutes with corrections. The vote was 5 to 0. At this time Planning Board member Jim Thornton arrived at 7:05 p.m.

At this time newly appointed Planning Board member Mr. Jim Thornton took the Oath of Office. Jim Thornton was made a voting member at this time.

ITEM NUMBER FIVE

Proposed Development Policies and Vision Statements and Corresponding Policy for Comprehensive Plan Consideration

Mr. Black went over with the Board the Proposed Development Policies sent to the Board from the Board of County Commissioners for their review and discussion.

Mr. Black handed out to the Board an example of a growth policy that is already in place from Cumberland County that best matched the proposed development policies for Union County.

Mark DiBiasio stated that this policy given to them by the Board of County Commissioners is a skeleton of a new Land Use Plan.

At this time Planning Board member Scott Heslink arrived at 7:20 p.m.

Jim King stated that what the Board needed to do was to look at the Land Use Map for the County versus the policy the BOCC sent down and then take the Land Use Plan's goals, strategies and policies and what is not covered or anything that disagrees with the policies proposed then try to go from there. The Land Use Plan puts policies in place then put the policies into the Land Use Ordinance.

Jim King stated that this will be staff's responsibility to work on these policies and the differences and come back to the Board with this at the next scheduled work session in January 2010.

Lee Jenson stated that staff would pull out goals and policies that are close to being the same, compare them and try to match them up.

ITEM NUMBER SIX

Initiation of Land Use Ordinance Text Amendment to Consider Requiring Glare Control on Outdoor Lighting

The Board of County Commissioners wanted the Board to review and discuss a Text Amendment to consider requiring glare control on outdoor lighting.

Mark DiBiasio stated that he would like to put this on the table again when the Board is working on the Land Use Ordinance.

Motion was made by Mark DiBiasio and seconded by Scott Heslink to table any action on this Text Amendment until we integrate whatever changes are made into our Land Use Ordinance. The vote was 7 to 0.

ITEM NUMBER SEVEN

Review and Discuss of the Table of Uses, Appendix I

The Board continued their review and discussion of the Table of Uses, Appendix I. The Board will continue their discussion at the next regular meeting of the Planning Board.

ITEM NUMBER EIGHT

Review of Draft Union County Comprehensive Plan
This item was tabled until the next scheduled meeting.

ITEM NUMBER NINE

Planning Staff Report (Work in Progress)

Jeff Gerber asked if staff had heard anything about the APFO.
Mr. Black stated that he had not heard anything about it lately.

Jim King stated that he wanted to know if anything had been done about the conditional zoning request and that the Board should have heard something by now and why was it still taking so long to get an answer.

Mr. Black stated that he should have something by February 2010 in time to be put on the March 2010 agenda.

Mark DiBiasio stated that he still did not like it that the Board was unaware of the Floodplain Text Amendment changes and that it was not coming back to the board. He also stated that the Chairman or the Vice-Chairman should have been notified about this by email or a phone call.

Mr. Black stated that he thought the recommendation staff had made would be coming back to the Planning Board.

Jim King stated that the Board should have been notified so there could have been someone there at the BOCC meeting to speak.

Mark DiBiasio stated that he would like to have these items placed on the next agenda:
Review the changes that were made to the Floodplain Text Amendment. Over 55 Patio home Ordinance and a Mixed Use Ordinance.

Mark DiBiasio stated that he would like detailed information for the Planning Board members what each member of staff does their job duties and what responsibility they have to the Board.

Jim King stated that he had checked his notes and that Amy Helms was asked to come back to the Board to discuss the quantity of stormwater for commercial development.

Jim King stated the Board would not be having a work session for December due to the holidays.

Mark DiBiasio stated that he would like updates from staff about the water and sewer master plan.

ITEM NUMBER TEN

Brief Comments

Kathy Broom

No Comment

Patricia Freeman	No Comment
Mark DiBiasio	Welcome to the new board member and Merry Christmas
Jeff Gerber	Would like to welcome Jim Thornton to the Board and that this is a good board even though we don't always agree 100 percent.
Scott Heslink	No Comment
Jim King	Hope everyone has a Merry Christmas.
Jim Thornton	No Comment

ITEM NUMBER ELEVEN

Adjournment

The meeting adjourned at 9:45 p.m.